

Mr. Mark Hopson
London Borough of Camden
Town Hall Extension
Argyle Street
London
WC1H 8NG

Application Ref: **2014/4541/P**
Please ask for: **Jenna Litherland**
Telephone: 020 7974 **3070**

16 July 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
Netley Primary School
30 William Road
London
NW1 3EN

Proposal:

Details pursuant to conditions 25 (Open Space Management Plan), 27 (Service Management Plan), 28 (Travel Plan (residential element only)), 37 (Sustainability Plan), 38 (Energy Statement) and shadow S106. clauses 4.10 (Water Management Plan) and 4.17 (Energy Efficiency and Renewable Energy Plan) of planning permission dated 16/10/12 (Ref: 2012/2089/P) for erection of a 5 storey building plus basement to accommodate a Foundation Unit, Primary Pupil Referral Unit and Community Learning Centre and 36 residential units (Class C3) fronting Stanhope Street; erection of a 8 storey building plus lower ground floor to accommodate 34 residential units (Class C3) at the junction of Stanhope Street and William Road (following demolition of existing post-war primary school building); remodelling to the Victorian Board School to accommodate a lift core to provide access to the new play space at roof level. Demolition of Woodhall Garages and erection of a 2 storey block to provide 10 x social rented family houses (Class C3) and associated public realm improvements to Everton Buildings, landscaping and access works.

Drawing Nos: Netley Development Residential Transport Plan dated June 2014; Netley Development Open Space Management Plan (Residential) June 2014; The Netley Project, Energy Efficiency and Renewable Energy Plan V02 dated 12/07/2014 by Greengage;



Netley Development, Delivery and Servicing Plan dated July 2014 by Robert West; The Netley Project, Sustainability Plan dated 15/07/2014 by Greengage; The Netley Project, Water Management Plan dated 15/07/2014 by Greengage; 3002A-L(90)103; 12_528 L(90)001-C (marked up).

The Council has considered your application and decided to grant permission

Informative(s):

1 You are reminded that conditions 6 (external lighting), 7 (security measures), 25 (open space management plan - educational element), 28 (Travel Plan - educational element), 36 (post construction viability assessment), and 43 (community use plan) of planning permission granted on 16/10/2012 reference 2012/2089/P (as amended by permission granted on 09/09/2013 reference 2013/2511/P) are outstanding and require details to be submitted and/or approved.

2 The submitted details satisfactorily demonstrate that:

- measures are in place to ensure that the public and semi-public open spaces for the residential elements of the scheme will be adequately maintained and would remain accessible;

- measures for managing deliveries to and from the development will ensure the development does not significantly impact on the existing transport system nor the amenities of the area;

- measures for promoting sustainable transport modes are adequate to ensure that travel demand arising from the development does not significantly impact on the existing transport system; and

- the proposed development would be highly sustainable achieving 'Level 4' in a Code for Sustainable Homes assessment, 'Excellent' in a BREEAM assessment, achieving a reduction in CO2 emissions of 32% across the site compared to the current Building Regulations, and securing water efficiency measure to be complied with by occupiers. The submitted plans also set out measures to secure the post-completion certificates for Code for Sustainable Homes, BREEAM and Energy Efficiency statements.

It is considered that the submitted details accord with the conditions and shadow S106 agreement.

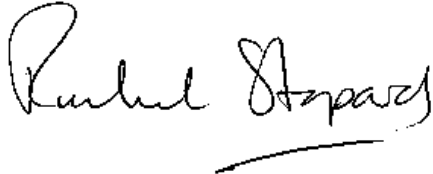
As such, the proposed development is in general accordance with policies CS5, CS11, CS13, CS15, CS16, CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP16, DP17, DP20, DP22, DP23, DP24 and DP32 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 2.18, 5.1, 5.2, 5.3, 5.5, 5.6, 5.7, 5.8, 5.9, 5.10, 5.11, 5.12, 5.13, 5.14, 5.15, 6.1, 6.3, 6.9, 6.10, 6.11, 6.12, 6.13, 7.3, 7.4, 7.5, 7.13, 7.14, 7.18, 7.19 of the London Plan 2011; and paragraphs 14, 17, 29-41, 56 -66, 93-104, 109, and of the National Planning Policy Framework.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath the name.

Rachel Stopard
Director of Culture & Environment